

**AGENDA FOR A RECONVENED MEETING OF THE HEARINGS COMMITTEE TO BE HELD
AT WAITAKERE CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON,
WAITAKERE, ON FRIDAY, 8 SEPTEMBER 2006,
COMMENCING AT 9.30 AM.**

TABLE OF CONTENTS

<u>ITEM</u>		<u>PAGE NO.</u>
1	NOTIFIED APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991 BY NEON LIMITED AND BORON LIMITED TO UNDERTAKE A 127-LOT RESIDENTIAL SUBDIVISION AND ASSOCIATED EARTHWORKS AND SITE WORKS AT 102A ROYAL ROAD, MASSEY (COMMONLY KNOWN AS THE MCWHIRTER FARM)	1

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RESOURCE MANAGEMENT ACT 1991 BY NEON LIMITED AND BORON LIMITED TO
UNDERTAKE A 127-LOT RESIDENTIAL SUBDIVISION AND ASSOCIATED
EARTHWORKS AND SITE WORKS AT 102A ROYAL ROAD, MASSEY (COMMONLY
KNOWN AS THE MCWHIRTER FARM)**

MASSEY WARD

RMA 20041672 (LUC) and RMA 20041673 (SUB)

N.B. This supplementary report sets out the advice of Consent Services to the Hearings Committee on the issues raised by the application for resource consent. It is not the decision of the Council. The decision will be made after consideration of the application and supplementary material by the Hearings Committee.

This report supplements the original report considered by the Hearings Committee on 10 November 2005, and follows on from the reconvened hearing on 15 December 2006.

APPLICATION DETAILS

Resource Planner:	Chris Gorman
Site Address:	102A Royal Road, Massey
Applicant:	Neon Limited & Boron Limited
Date Received:	30/06/2004
Scheme Plan No:	SPW22175 amended II
Legal Description:	Lot 1 DP205681 & Lot 2 DP 320466, CT 81208
Address for Service:	D Ison Harrison Grierson Consultants Limited PO Box 5760 Wellesley Street Auckland
Total Area:	21.4594ha

Operative Plan:	
Human Environment:	Living
Natural Area:	General / Restoration
Landscape Elements:	Riparian Margins 10m, 5m and non-riparian
Hazards:	
Roading Hierarchy:	Local
Further Information Required:	Yes
Date Requested:	11 & 16/08/2004, 19/11/2004, 21/02/2005
Date Received:	17/2/2005, Final Layout received 3 August 2005

1.0 INTRODUCTION AND RECOMMENDATION

A hearing to consider this application was convened on 10 December 2005, and reconvened on 15 November 2005. After hearing from the applicant, submitters and receiving legal advice, the Committee noted that there were several matters raised that warranted further information before an informed decision could be made on the application.

A1-A2

As a result, the Chairman of the Hearing Committee adjourned the hearing and issued an interim decision, as attached at pages A1 to A2. That interim decision identified the following matters that required resolution to enable the Committee to consider granting the application. The matters were as follows:

1. Actions to be undertaken by the applicant to mitigate the effects of the proposed intersection between Royal Road and Proposed Road 2 on the submitters (Mr and Mrs Burch) who reside at 104 Royal Road.
2. Whether the applicant is willing to use earth bunds rather than a wooden fence at the rear of Lots 92 to 102 and Lot 125 to mitigate the effects of noise from the North Western Motorway.
3. Whether the applicant is willing to construct Road 2 to Collector Road standard (ie, to a width of 11 metres.
4. Whether the applicant is willing to alter the design of the proposed subdivision layout to achieve improved connectivity for the cul-de-sacs associated with Roads 3, 4, and 6.
5. Evidence of an agreement with Royal Road Primary School regarding the construction, on-going maintenance, gating and daily locking of the pedestrian access way identified as Lot 131.

2.0 FURTHER INFORMATION

This report contains a summary of the resolution of the matters that the Committee sought from the applicant. The summary in the following paragraphs correlates to the Committees requests numbered 1-5, as outlined above.

It is noted that the information in this supplementary report should be read in conjunction with the original report that was prepared for the hearing that was held on 10 November and 15 December 2005.

2.2 THE APPLICATION

The Committee will recall that the applicant seeks consent to undertake a 125-lot residential subdivision of the southern portion of the subject site. The amended proposal has created 2 additional lots. There would be 127 residential lots created with site areas all in excess of 450m², and various ancillary lots (joint ownership access lots, drainage reserves, recreation reserves, etc) would also be created. Vegetation clearance, earthworks and the construction of a pedestrian bridge (within Riparian Margins Natural Area) would also require resource consent.

2.2 RESOURCE MANAGEMENT ISSUES RAISED

The Resource Management Act 1991 requires that, when considering an application for a resource consent, a consent authority shall have regard to the environmental effects of the proposed activity, together with any relevant objectives, policies and rules of the District Plan. The Committee will recall that the most significant issues raised by this proposal relate to the effects of the culvert construction and earthworks on stream ecology and local drainage patterns, the effects of the road layout on local traffic movement, and the effects of the earthworks, particularly vehicle and machinery noise and dust generation, on the residential amenity of the neighbouring properties.

2.3 PLANNER'S RECOMMENDATION

The planner who has prepared this supplementary report recommends that, subject to any contrary or additional evidence submitted at the Hearing, **consent be granted** to the revised application for subdivision of the subject site and the undertaking of associated site works.

It is considered that the environmental effects that may be generated by the activity would be minor or could be adequately avoided, remedied or mitigated by the imposition of conditions, and that the relevant objectives and policies of the District Plan will be satisfied.

3.0 COMMITTEE MATTERS REQUIRING RESOLUTION

3.1 Effects on Mr and Mrs Burch, 104 Royal Road

The new Royal Road intersection design has shifted the entry road (Road 1) to 9 - 12 metres distance from the property of Mr and Mrs Burch, who are the submitters who reside at 104 Royal Road. In addition, the applicant will be constructing new fencing for the submitter's privacy, as well as landscaping/planting for graffiti control.

3.2 Earth Bunds

A3-A12

Transit New Zealand have provided advice, as attached at pages A3 to A12 that bunding is not permitted within the Transit road reserve area. As the applicant already has a legally binding obligation to Transit New Zealand to have close boarded fencing for sound mitigation and safety (and comprehensive landscaping to Transit's specification to prevent graffiti), the earth bunding would in these circumstances serve no purpose, being inside the fence and within the back yards of the properties adjoining the North Western Motorway, seriously reducing the usefulness of the residential back yards / living courts.

3.3 Road 2 Issues

This road has now become a Collector Road, and meets the requirements of the Council's Code of Practice.

3.4 Cul-de-sac Connectivity

Road 5 (which was previously a cul-de-sac) now has full connection to Road 1. At the other end of Road 5 no connection can be practicably achieved because of the relative levels of Road 5 and Road 1.

3.5 Royal Road Primary School

The requirements raised in the submission by Royal Road Primary School have been met in their entirety. Council understands that Mr Leighton (the Principal) has provided advice to the applicant that a letter recording arrangements has been signed off by the relevant person/s on the School Board of Trustees.

3.6 New Matter: Boundary Adjustment

A13

The applicant has advised that they and Mr Thompson are seeking to have joint boundaries adjusted to provide a land swap. This will facilitate the conclusion of the scheme plan, as attached at page A13, for which resource consent will be sought. As this adjustment helps facilitate the Council's objectives for the development of this area in the City the Council accepts that the boundary adjustment can be considered as part of this application, without further environmental or District Plan concerns to be raised resource consent application will be forthcoming.

3.7 New Matter: Stormwater Pond 2

Further discussion has occurred between the applicant and the Submitter Mr Thompson with regard to the design of stormwater pond 2. The full catchment for Pond 2 has not yet been determined. This is because Mr Thompson has not yet completed the negotiations with the Council for a land swap with Council's Parks Section, and he has not yet prepared his subdivision application to the extent that the final calculations for the catchment can be determined. Consequently the final design for Pond 2 will be confirmed at the engineering approval stage of this resource consent. The final design will be determined once information relating to the catchment is available, and it may be that the extent of the pond could be reduced if appropriate, depending on the catchment area.

4.0 PART II OF THE RESOURCE MANAGEMENT ACT 1991

It is considered that the revised proposal would be consistent with Sections 5, 6, 7 and 8 of the Resource Management Act 1991.

The purpose and principles of the Resource Management Act 1991 have primacy over all other considerations that are set out in section 104 of the legislation. In summary, sections 5, 6 and 7 require that resources must be sustainably managed in such a way that any adverse effects on the environment can be avoided, remedied or mitigated. Furthermore, the Resource Management Act 1991 requires that amenity values and the quality of the environment are to be maintained and enhanced. The subdivision is considered to provide this through the provision of residential sites within an established urban area, with community facilities nearby (schools, parks, shopping centres), and while work will be required near/over the Tihema Stream, the restoration of the stream associated with the subdivision would improve the quality of the stream.

5.0 CONCLUSION

It is considered that the revised proposal meets the criteria for granting consent, as the potential adverse environmental effects are no more than minor and can adequately be mitigated through the imposition of appropriate conditions of consent. It is considered that the establishment of the 127 residential lots and associated infrastructure would not lead to a decline in the amenity values of the area provided the earthworks required to establish the development are controlled to prevent off-site effects.

The revised proposal is considered to be generally consistent with the objectives and policies of the District Plan which seek to provide residential development in appropriate locations (such as this location which is identified as Living Environment) while preserving/improving natural elements such as streams.

It is considered that the issues raised by the submitters and the consequential matters raised by the Committee have been adequately addressed through the imposition of appropriate conditions, or have been addressed in the revised proposal.

Subject to any additional and/or contrary evidence being presented at the re-convened hearing, it is concluded that the application merits consent in accordance with Section 104 of the Resource Management Act 1991.

RECOMMENDATIONS

LAND USE

A: That pursuant to Sections 104,104B, 108 and 113 of the Resource Management Act 1991, and subject to additional or contrary information being presented at the hearing, **consent be granted** to the application by Neon Limited & Boron Limited for works associated with a 125 Residential Lot Subdivision, that under the Rules of the District Plans (as more accurately defined in Sections 3 and 4 of this report) requires resource consent for;

- Earthworks (70,000m³ over 2 stages) in the General Natural Area, with minor works within the Riparian Margin and the Restoration Natural Area.
- The construction of a retaining wall in the Restoration Natural Area and the construction of a sewer pipe and pedestrian bridge within a Riparian Margin.
- The removal of exotic and native vegetation.

At 102A Royal Road, Massey being Lot 1 DP205681 & Lot 2 DP 320466 for the following reasons:

- (i) The earthworks are proposed to be of equal cut and fill, reducing the off-site effects of heavy vehicles entering and leaving the site, with other effects (sediment and dust controlled by conditions of the consent).
- (ii) The overall impact on the stream network would be positive through the removal of stock and restoration planting.
- (iii) The site is zoned for residential use, and the scale of development would be no greater than that anticipated under the Rules of the District Plan.
- (iv) For the reasons outlined above, the proposal is considered to be consistent with the relevant assessment criteria for Discretionary Activities and is generally consistent with the objectives and policies of the District Plan and Part II of the Resource Management Act.

Consent shall be subject to the following conditions:

1. The development shall proceed in accordance with the following plans prepared by Harrison Grierson Consultants Limited and all of the information submitted with the application (including further information), all referenced by Council as RMA20041672;
 - "Plan of Subdivision - Revision D (dated 1 August 2005)
 - Earthworks Plans;
 - Overall Earthworks Plan
 - Earthworks Cut - Fill Plan
 - Stage 1 Earthworks Plan
 - Earthworks Plan Stage 2
 - "Landscape Concept Plan - dated June 2004 (with modifications resulting from amended subdivision plan and conditions of this consent).
 - Pond Cross-Sections and Retaining Wall Longsections, Revision A dated 17 February 2005
2. All infrastructure relating to stormwater treatment and disposal, wastewater disposal, and water supply shall be designed and completed to the satisfaction of Council's Drainage Assets Engineer. (Compliance with the Waitakere City Council Code of Practice for City Infrastructure and Land Development is deemed to be in accordance with the above condition).
3. Pursuant to section 125 of the Resource Management Act 1991, this consent shall lapse after a period of 5 years after the commencement of the consent.

Note: The above time frame is separate to those provided under the subdivision consent below and is not extended by the application and approval of the survey plan pursuant to Section 223 of the Act. Should the time period lapse/expire prior to the completion of works under the subdivision consent that are dependent on this land use consent, then a new consent will be required before such work may (re)commence".
4. A consent compliance monitoring fee of \$2070 (inclusive of GST) shall be paid to the Council. This fee is to recover the actual and reasonable costs incurred ensuring compliance with the conditions of this consent. If, on inspection all conditions have not been satisfactorily met, a reinspection shall be required at the relevant hourly rate applicable at the time the reinspection is carried out.
5. Before commencement of any earthworks and major ground disturbance sediment and erosion control measures shall be implemented in accordance with the current version of Auckland Regional Council TP90 in the location shown on the approved plan (page no and reference not known). Council's Environmental Monitoring Officer shall be contacted for a pre-start of earthworks meeting to discuss methodology and details of implementation of sediment and erosion control. Within reason, Council's Environmental Monitoring Officer shall be entitled to call for changes of the implemented sediment and erosion control measures if the desired environmental outcomes are not achieved.

6. Site 'entrances' and exits' shall be clearly separated and marked. All site entrances and exits shall be stabilised with 'clean' gravel with geotextile underlay provided for at least the initial 12m of any site exit. A wheel-wash facility shall be provided and operated for all exits to avoid dirt being carried onto surrounding roads. The sediment-laden runoff from the wheel wash facility shall be diverted into the sediment pond or behind the earth bunds/sediment fences.
7. Any dirt being carried onto the surrounding roads as a result of the development carried out under RMA 20041672/20041673 shall be cleaned up by method of sweeping at the cost of the applicant on a daily basis.
8. The applicant shall nominate a road sweeping contractor and Council's Environmental Monitoring Officer shall be entitled to engage the services of the nominated contractor at the applicants cost in case of repeated non-compliance with condition 7 above.
9. All affected cesspits on the surrounding roads next to the site exits shall be protected by sausage-roll type sandbags or protected with geotextile fabric and covered by washed gravel (please contact Council's Environmental Monitoring Officer for advice if required).
10. All machinery and mobile plant must maintain a minimum clearance distance of 4 metres from the transmission line conductors at all times.
11. Any earthworks carried out within "Stage 2" (including infrastructure and to maintain the cut/fill balance) during the development of "Stage 1" shall be grass hydro-seeded immediately on the completion of those earthworks within Stage 2.

Advice Notes:

1. Where indicated in the conditions it is the consent holders responsibility to inform the Environmental Monitoring Officer when inspection is required. Inspections can be requested through the Call Centre on 839 0400.
- B.** That Subdivision Consent Application Plan No SPW22175amended II (RMA20041673) being a Discretionary activity and being a Subdivision creating 127 residential lots of Lot 1 DP205681 & Lot 2 DP 320466 comprised in CT 81208 situated at 102A Royal Road and the boundary adjustment with Pt Lot 2 DP 25100, Massey by Neon Limited & Boron Limited be granted subdivision consent pursuant to Sections 104, 104B, 108 and 220 of the Resource Management Act 1991, and that:

Pursuant to Section 113 of the Resource Management Act, the reasons for granting consent are as follows -

- 1) The subdivision is of a scale that would be anticipated under the District Plan, in accordance with the zoning.
- 2) The proposal has been considered in terms of the relevant assessment criteria, meets the relevant policies and objectives of the District Plan, and would create no more than minor adverse effects on the environment.

1: STAGING REQUIREMENTS

- (a) Consent is hereby given to carry out the subdivision of this property in stages as follows:

Stage 1a: The boundary adjustment with Pt Lot 2 DP 25100.

Stage 1b: Comprising Lots 1 - 54, Lots 134 and 135 (access Lots), and Lots 140 - 142 (access way and reserves) together with a balance lot.

Stage 2: Comprising Lots 55 - 127, Lots 137 - 139 (access Lots) and Lots 144 and 145 (reserves).

- (b) The conditions listed in the Section 223 & 224 Requirements below shall be applied as appropriate to each stage. The value of the reserve Lot 142 shall be deducted from the Stage 1 reserve contribution.

2: SECTION 223 REQUIREMENTS

A survey plan of the subdivision will be approved pursuant to Section 223 of the Act within three years provided that the survey plan signing fee has been paid and that the following conditions, relevant to each stage have been complied with to the satisfaction of Council.

- (a) As required by Condition (EW 5) below, define the 1 in 100 year floodplain of the Tihema Stream and tributary, and all stormwater treatment pond areas, and provide separate Lots to vest in Council as drainage reserves.

(i) Prior to submitting the survey plan for Section 223 certification, obtain EcoWater's approval to the drainage reserve.

- (b) As required by Condition (EW 6) below, define the 1 in 100 year overland flow paths through the site and provide drainage easements in gross in favour of Council in a Memorandum of Easements endorsed on the survey plan. Include in the Section 223 approval on the plan, "subject to the granting or reserving of the easement(s) set out in the Memorandum hereon." Notes:

(i) The easement document will be prepared by Council's Solicitor at the applicant's cost.

(ii) Prior to submitting the survey plan for Section 223 certification, obtain EcoWater's approval to the drainage easement.

- (c) Provide for water supply easement(s) in gross in favour of Council over any private Lots in a Memorandum of Easements endorsed on the survey plan. Include in the Section 223 approval on the plan, "subject to the granting or reserving of the easement(s) set out in the Memorandum hereon". Notes:

(i) The easement document will be prepared by Council's Solicitor at the applicant's cost.

(ii) Prior to submitting the survey plan for Section 223 certification, obtain EcoWater's approval to the drainage easement.

- (d) Take note that the street intersection geometry, street furniture and safety features will be finalised through the engineering plan approval process, and this may result in minor amendments to Lot boundaries at these locations to accommodate necessary design details.

- (e) That pursuant to Section 319(j) of the Local Government Act 1974 the name "Westgate Drive" be formally adopted for the new road 1 shown on the plans of Stages 1b and 2.

- (f) Obtain the prior approval of Council to the name of the new roads 2, 3, 5 and 7 and, after obtaining New Zealand Post approval in writing, include such name on the survey plan. Notes:
1. Suggested names must avoid any duplication in the Auckland Region; culs-de-sac shall comprise single names only; and both shall include a recognised suffix.
 2. Names will not be allocated to any shared driveway or private way.
 3. The applicant shall demonstrate consultation with the owner of Pt Lot 2 DP 25100 (the Thompson Block) over the naming of Roads 2 and 7.
- (g) Pursuant to Section 220(1)(b)(iv) of the Act, provide for the following condition of amalgamation to be shown in the Section 223 approval on the survey plans:

"Subject to the amalgamation conditions set out hereon"

and provide for the following to be endorsed on the Plan:

"That Lot 134 hereon (legal access) be held as to nine undivided one-ninth shares by the owners of Lots 29 – 37 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.

That Lot 135 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 39 and 40 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.

That Lot 136 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 51 and 52 (inclusive) hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.

That Lot 137 hereon (legal access) be held as to six undivided one-sixth shares by the owners of Lots 79 – 84 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.

That Lot 138 hereon (legal access) be held as to three undivided one-third shares by the owners of Lots 71 – 73 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.

That Lot 139 hereon (legal access) be held as to ten undivided one-tenth shares by the owners of Lots 116 – 125 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.

See CSN:A634859"

Take note that Stage 1a (the boundary adjustment) is approved with no conditions imposed, and the Section 223 approval on the survey plan for Stage 1a may be endorsed accordingly.

Take note that street numbers for the lots on the survey plans will be allocated by Council subsequent to Section 223 approvals, and these numbers must be used for future applications for building consent. A copy of the survey plans with the Council allocated numbers will be provided.

3: SECTION 224C REQUIREMENTS

Prior to the release by the Council of the Section 224(c) compliance certificate for each stage of this subdivision the applicant shall comply with the following conditions (as relevant to each stage) to the satisfaction of Council:

Note: The application requesting the 224 release shall be in writing, shall include the advertised processing fee, shall address how each of the following conditions have been satisfied, and shall be accompanied with Compliance Certificates from each of Council section(s) named below.

ECOWATER CONDITIONS (PUBLIC DRAINAGE)

- (EW1) Before the commencement of any work, obtain the approval of Council to engineering plans and specifications prepared in accordance with Council's "Code of Practice for City Infrastructure and Land Development" detailing the nature and extent of the infrastructure works required to serve this subdivision.
- (EW2) Design, provide and install a complete public wastewater reticulation system to serve all residential Lots in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer Section 5.0). Specific requirements:
- i. Either grout fill, or remove, the abandoned private drainage including any septic tanks serving the existing dwelling (generally within Lot 31) that will straddle the proposed boundaries under Council's supervision. A building consent will be required for such works.
 - ii. Under specific engineering approval extend a Public wastewater system from the existing wastewater manhole within Lot 1 DP 177892 (Rush Creek Reserve) on the adjacent Parks reserve to the west of the site to serve the proposed development. Specific requirements:
 1. Submit full engineering plans in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer Section 5.0) for approval.
 2. Separate systems are to be provided from each Lot to the point of connection to the public system.
 3. Ensure that all Lots are serviced through a gravity connection to the proposed Public Wastewater reticulation system.
 - iii. Serve the upstream properties by extending the public wastewater system to the southern boundary of Lot 127 or the southern edge of Road 7. This shall be located in a position that allows for the future development of the eastern area of PT 2 DP 25100 (76 Royal Rd).
 - iv. Obtain the written consent of Waitakere City Council, Parks Department as the owners of Lot 1 DP 177892 (Rush Creek Reserve) prior to the commencement of work.
 1. Obtain written evidence of their satisfaction with the restoration.
 - v. Advice Note: EcoWater policy requires any wastewater manholes or line connections to be constructed by EcoWater Solutions maintenance contractor. Wastewater manhole connections may be constructed by the applicant's contractor with engineering plan approval and under EcoWater's Quality Assurance supervision or by EcoWater Solutions maintenance contractor.
- (EW3) If required a consent notice pursuant to Section 221 of the Act may be required to be issued and registered on the new titles restricting the siting of any residential building on the said land except as will allow only for gravitational flow of sanitary sewage from the said building to the existing sewer main, unless, in the alternative, a Council approved domestic sewerage pumping station is installed.
- (i) At the stage of 224c application specify the minimum floor level required to achieve gravity drainage on any Lots that may have marginal floor levels.

- (EW4) Design, provide and install a complete public stormwater drainage system to serve all Lots in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer section 4.0). Specific requirements:
- i. Separate systems are to be provided from each Lot to the point of connection to the public drain.
 - ii. Under specific engineering approval provide a complete Public stormwater system from the proposed stormwater ponds to serve the proposed development and upstream catchment. Specific requirements:
 1. Submit full engineering plans in compliance with Councils Code of Practice for City Infrastructure and Land Development (Refer Section 4.0) for approval.
 2. Serve the upstream properties by extending the public stormwater system to the upper boundaries of Lots 1, 33, 41 and 127. *These Lots have been determined to be the low points that serve the respective upstream catchments, any changes to the final proposed earthworks that alter these low points will therefore alter the Lots that the Public stormwater system is required to be extended through.*
 3. The pipe network to serve the upstream catchment is to be sized to allow for the maximum probable development using an impermeable 'C' factor of 0.65.
 - iii. This stormwater system shall provide for the upgrading of the private stormwater drains located, at the date of this notice, along the southern boundary of the site. *For the purpose of clarification, such upgrading is, without limitation, to meet public standards and is to provide connections for all dwellings currently served by the said existing private stormwater drainage system.*
 - iv. Collect all existing discharge points. The system shall include connection to down pipes or drainage from any existing buildings/paved areas.
 - v. Separate systems are to be provided from each Lot to the point of connection to the public drain/dry chamber.
 - vi. Obtain a Minor Drainage Works Permit for any proposed private drainage works to serve the proposed development if not covered by a building consent.
 - vii. If required a Registered Surveyor is required to certify the private drainage has been laid within the easements provided.
- (EW5) Calculate and provide a plan showing the effect of the 1 in 100 year flood frequency level of the Tihema Stream on all Lots adjacent thereto and show that buildings can reasonably be sited according to the District Plan with a floor level not less than one-half metre above this determined flood line to the satisfaction of Council.
- i. A consent notice pursuant to Section 221 of the Act will be required to be issued and registered on the new titles to be issued for affected Lots stipulating the minimum floor levels.

- (EW6) Provide a catchment analysis, define and form the 1 in 100 year overland flow path, and take note that a drainage easement in gross in favour of Council will be required to be issued and registered on the new titles to be issued for affected Lots precluding placement of fill or the erection of solid walls or fences or other impediments within that flow path, and providing for a minimum freeboard of one-half metre above the 1 in 100 year overland flow path for the floor levels of residential/commercial buildings.
- i. If necessary, a consent notice pursuant to Section 221 of the Act will also be required to be issued and registered on any adjacent affected Lots requiring a minimum freeboard of one-half metre above the 1 in 100 year overland flow path for the floor levels of residential buildings.
 - ii. Provide an As Built plan of the overland flow path showing a long section and cross section for inclusion in Council's Hazards and Special Features Register.
- (EW7) Provide stormwater quality treatment to the site in accordance with the Auckland Regional Council's TP10 '*Stormwater Management Devices Design Guideline Manual*', and Waitakere City Council Code of Practice for City Infrastructure and Land Development (refer Section 4).
- i. Size the treatment devices to allow for the upstream catchment to be captured passed through these devices.
 1. Council will contribute towards the cost of constructing the Stormwater Quality Treatment Devices required to serve the upstream catchment. The contribution amount shall be agreed to by both Waitakere City Council and the applicant at the stage of Engineering Approval. (See FC 5)
 - ii. Provide engineering plans and calculations to EcoWater for approval prior to commencing works. Include the following details;
 1. Mass blocks retaining walls;
 2. Erosion protection at all outlets;
 3. Discharge all outfalls into the subject site and not onto Transit Land;
 4. Access for cleaning and maintenance.
 - iii. Provide a planting plan, including species list, quantities, and methodology to EcoWater and Parks for approval prior to commencing planting.
 - iv. Provide a surveyed as-built plan of the device showing all lid and invert levels, permanent water level, and contours at 200mm intervals below water level.
 - v. Provide a geotechnical completion report certifying construction of the pond.
 - vi. Provide a maintenance manual for the treatment device.

(EW8) Advice Note: It is the applicant's responsibility to obtain from the Auckland Regional Council a discharge permit, and all other consents, on terms acceptable to the Council, pay all costs attributable to such application and comply with any conditions imposed by the Council. Provide copies of subdivision consent conditions and hydraulic or geotechnical reports to the Regional Council.

- i. Prior to applying for Engineering Approval from Waitakere City Council the applicant is required to provide to Waitakere City Council copies of all Auckland Regional Council consents and conditions including but not limited to; Stormwater discharge and Earthworks consents.
 1. Any variations to this consent that is required to meet the conditions of the Auckland Regional Councils Consents shall be applied for in writing to the Manager, Resource Consents, Waitakere City Council.

(EW9) Design, provide and install a complete public water supply reticulation system and fire fighting services to serve all Lots in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer section 6). Specific requirements:

- i. Under specific Engineering Approval extend a dual reticulated Public water supply from Royal Road along all proposed public roads.
 1. Submit full engineering plans in compliance with Councils Code of Practice for City Infrastructure and Land Development (Refer Section 4.0) for approval.
 2. Provide and install fire hydrants located within 135 metres of the farthest point of fire risk and within 65m of the end of a cul-de-sac. Note: The hydrant is to be on a direct traffic route to the property. The distance specified above may not be measured as a radius.
 3. Pay to the Council the cost of supervising the shut down of Council's water supply mains. This service includes Council providing written advice to all affected property owners/tenants.
 4. Provide a detail showing the proposed connection to the existing Council water mains. The detail is to include all flanges, joints and applicable details. In addition any water reticulation plan is to show all necessary design details to inform construction (eg. thrust blocks etc).
- ii. Design, provide and install individual 25mm PE80 private water supply lines to serve all rear Lots that area served off a shared access way in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer section 6). The service lines are required to be laid within the services berm along the ROW from the proposed meter location (with a 50mm minimum overlap) at the road reserve boundary to not less than 300mm into the body of each Lot, terminating with an acuflow valve. The individual private lines shall be coiled up out of the ground in the ROW at the road reserve boundary and each line shall identify which Lot it will serve. The individual private lines are required to be installed under the subdivision consent. Take note that water meters will be installed in the services berm in the ROW adjacent to the road reserve boundary under the future building consents for Lots affected. Specific requirements:
 1. Where 4 or more Lots are to be accessed off a single shared access Lot provide a water connection manifold as per Waitakere City Council S.D. 6.06 to serve these Lots.
 2. Provide an As-Built plan of the water supply service lines to EcoWater.

- iii. Where the required public system is on private property, easements over the course of such system in favour of Council will be necessary.
- iv. Liaise with the Water Assets Engineer regarding the location of the existing water meter and arrange for its relocation or substitution and pay all fees applicable. Note: Council require that an existing water meter serving an existing house remain the meter serving that house.
- v. Locate all water connections at the same position as the power and telephone connection to each Lot not in the centre of the Lot.
- vi. All Lots are to be individually metered at the road reserve boundary.
- vii. Ducting of private service lines is recommended.

(EW10) Design, provide and install a complete ICT Ducting Network for the future provision of ICT services within the development in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer section 8). The ducting shall be established to the satisfaction of the Group Manager: Asset Management Group. Specific requirements:

- i. Under specific Engineering Approval submit to Council, Engineering Plans in accordance with Section 8 of Council's Code of Practice for City Infrastructure and Land Development showing the design and location of the ICT Network required to serve this development.
 - 1. An ICT Chamber shall be provided as per CoP S.D. 8.01 at intersections of multiple ducts, directional changes, and at intervals of 200m on straight runs.
- ii. Where the required public system is on private property, easements over the course of such system in favour of Council will be necessary.
- iii. At the completion of the physical works and prior to signoff the applicant is required to submit As-Built plans of the ICT Ducting Network from a Registered Surveyor in accordance with the Quality and Release section of Council's Code of Practice for City Infrastructure and Land Development.
- iv. The ducting will be accepted as a Council asset once the Council has confirmed that it has been installed and established in accordance with the requirements of section 8 of the Code of Practice and the approved engineering plans.
 - 1. The ownership of the ICT ducting and chambers shall be deemed to have been vested in Council at the stage of As-Built plans being provided and the Developers Tax Invoice being received.

(EW11) Where any drainage is to be laid through bush areas or near specimen trees (works within the drip line of vegetation protected by rules of the District Plan) the applicant shall seek Resource Consent from Waitakere City Council for this work. Prior to seeking engineering approval for public drainage, or a minor plumbing and drainage consent for private drainage works, provide confirmation that a resource consent has been granted or that one is not required. For information please contact the Council Duty Planner on 839 0400 or talk to the Duty Planner at the customer services desk, Civic Offices, Waipareira Avenue, Henderson. Advice Note: Drainage may be required to be thrust through bush areas.

- (EW12) Provide in the design of services for the reticulation of the upstream catchment and install such reticulation to the boundary of the upstream properties. (See EW 2 and 3)
- (EW13) Where drainage work is required to be carried out on land outside the subdivision, obtain the written consent of the owner(s) of that land prior to the approval of the drainage plans.
- i. After construction and prior to Section 224 release, obtain the written acknowledgement of the owner(s) that the property has been satisfactorily reinstated.
- (EW14) Contact EcoWater's Development Services Assistant on 836 8000 extension 8248 (to arrange a pre-start meeting. With Councils Quality Assurance Inspector. Plans are required to be submitted and Engineering Approval obtained before requesting a pre-start meeting.
- (EW15) Provide an As-Built drainage plan for the property, prepared by a registered drain layer, showing the separate private drains from the existing buildings/new Lot to the point of connection to the public drains.
- (EW16) Provide an As-Built drainage plan prepared by a registered surveyor and Closed-Circuit Television video inspection of the new public drainage, in accordance with Waitakere City Council COP.
- (EW17) Advice Note: Public drainage - prior to applying for a drainage test, as-builts and Closed-Circuit Television video must be lodged with EcoWater. Prior to applying for the 224c certificate, ensure that the drainage test / field check has been applied for.

PARKS CONDITIONS

Please contact the Parks Assets Planning Co-ordinator on 836 8000 extension 8768 to book an inspection.

- (PK1) Carry out the removal of environmentally damaging plants from all lots, as listed in the Waitakere City Council Proposed District Plan. Submit a Weed Control Programme within 2 months of the issue of this consent for the Revegetation Areas marked on the Landscape Plan (dated November 2003). This Weed Control Programme shall be implemented on the site within 6 months of the date of issue of this resource consent and shall be ongoing for a minimum period of 2 years, to the satisfaction of the Manager, Resource Consents. The programme needs to include:
- an inventory of the weed species to be removed;
 - removal techniques to be utilised; weed disposal methods;
 - time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as coastal edges or riparian margins);
 - any re-vegetation programme required to prevent re infestation of weeds;
 - an assessment of any ecological issues around the removal of vegetation;
 - methods for addressing stability and erosion and sediment control methods.

- (PK2) Enter into a registerable fencing agreement with Council in regard to Lots 13, 86, 100, 101, 123 and 126 to the effect that the Council will not be liable to contribute toward the cost of creating or maintaining any dividing fence between any reserve or other land vested in or administered by the Council. Furthermore, that any fences facing the reserve shall be of visually permeable construction, in order to ensure good surveillance of the adjacent reserve, and to reduce the chance of graffiti. The property titles for Lots 13, 86, 100, 101, 123 and 126 shall include a covenant that prohibits the installation of closed, solid fences on the boundary with the adjacent reserve.
- (PK3) Take note that Lot 142 shall vest in Waitakere City Council, as Recreation Reserve pursuant to Section 239 of the Act and the owner shall supply Council with a Certificate of Title for the reserve. A solicitors undertaking to order and forward the certificate of title to Council will be required.
- (PK4) Take note that Lot 140 shall vest in the Waitakere City Council as Local Purpose (Access way) Reserve pursuant to Section 239 of the Act and the owner shall supply Council with a Certificate of Title for the reserve. A solicitors undertaking to order and forward the certificate of title to Council will be required.
- (PK5) Ensure that the reserves are left in a condition suitable for maintenance and mowing in accordance with Section 7.2 of the Waitakere City Council Code of Practice and to the satisfaction of the Parks Consent Planner.
- (PK6) Street tree planting is to be established within the development to the satisfaction of the Parks Consent Planner and as proposed in the Landscape Concept Plan. A detailed street tree plan prepared by a qualified Landscape Architect in accordance with the Waitakere City Council Code of Practice is to be submitted at Engineering Plan stage. Included in this plan are to be details on berm width, location of underground services and footpaths. Tree planting shall be planted in single plantings, not pairs as proposed in the Landscape Concept Plan.
- (PK7) Landscaping for the proposed stormwater ponds is to be established to the satisfaction of the Parks Consent Planner. Stormwater Pond planting plans are to be submitted at Engineering Approval stage to the Parks Consent Planner for approval by Parks. The landscaping of the Stormwater Ponds are to be in accordance with the Waitakere City Council Stormwater Detention Pond Planting Guidelines. The planting shall provide links with the adjacent revegetation areas. The landscaping shall be designed to sufficiently screen the retaining walls and to mitigate for the impacts of the stormwater ponds.
- (PK8) The developer is to be responsible for the maintenance of all street and reserve landscaping and street trees for a period of two years (from the date of its certified establishment by Council) including the replacement of any dead or dying vegetation, to the satisfaction of the Parks Consent Planner. A bond, based on \$7 per sq metre per annum for gardens/shrubbery, and \$75 per tree per annum, will be required to ensure the satisfaction of this condition. The consent applicant is to advise the Parks Consent Planner of a maintenance schedule and the name of the qualified person/company responsible for the planting maintenance.
- (PK9) Lot 142 shall be developed to neighbourhood reserve standard with all works complying with the Waitakere City Council Code of Practice for City Infrastructure and Land Development. Engineering plan details shall be provided at Engineering Plan stage for the following:
- Barrier fencing or bollards along the road frontage;
 - A playground for age group 3-12 years constructed and designed to New Zealand playgrounds standards;

- An exposed aggregate concrete path around and across the reserves; path to be 1.5 metres wide exposed aggregate in accordance with the Waitakere City Council Code of Practice for City Infrastructure and Land Development;
- Seats and picnic tables;
- A Parks Sign as per Parks Standard, name of the reserve to be Mcwhirter Park;
- Amenity tree and shrub planting consistent with the Parks Tree Planting Strategy and the Landscape Concept Plan dated June 2004;

Costs of these works shall be agreed upon prior to any works being carried out and prior to the release of a 224c. The developer must advise the Parks Consent Planner of when work will commence. The cost shall be agreed upon prior to the works being carried out and may reduce the value of the reserve contribution.

(PK10) Lot 144 shall be developed to neighbourhood reserve standard with all works complying with the Waitakere City Council Code of Practice for City Infrastructure and Land Development. Engineering plan details shall be provided at Engineering Plan stage for the following:

- A pedestrian bridge as marked on the Landscape Concept Plan;
- Barrier fencing or bollards along the road frontage;
- An exposed aggregate concrete path across the reserve; path to be 1.5 metres wide exposed aggregate in accordance with the Waitakere City Council Code of Practice for City Infrastructure and Land Development;
- Seats and picnic tables;
- A Parks Sign as per Parks Standard, name of the reserve to be Park;
- Amenity tree and shrub planting consistent with the Parks Tree Planting Strategy and the Landscape Concept Plan dated June 2004;

Costs of these works shall be agreed upon prior to any works being carried out and prior to the release of a 224c. The developer must advise the Parks Consent Planner of when work will commence. The cost shall be agreed upon prior to the works being carried out and may reduce the value of the reserve contribution.

(PK11) Provide Council with As Built drawings of project showing all services, levels, inverts, features and facilities as per the following requirements:

- A scaled tracing of the construction plan is to be updated showing all finished asset locations and types.
- All underground services are to be shown on the plan with sizes, types, depth to invert and invert levels based on site datum on plan and new assets scheduled on an Asset Sheet (Client to provide format of Asset Sheet).
- A new scaled As Built survey plan of all irrigation systems and sand slit drainage systems showing all connections, chambers, fixtures, items and assets scheduled on an Asset Sheet.
- Any planted areas to be shown to scale on the copy of the construction plan with areas sq. metres of planting, numbers of plants and type and assets schedule on Asset Sheet.
- All products, fixtures, items and fittings with type, colour, model, manufacturer name and contact telephone number are to be scheduled on an Asset Sheet.
- All paint colours used or graffiti coatings with name of products for graffiti removal are to be schedule on an Asset Sheet.
- Two copies of any special operating manuals for any new systems are to be provided.
- Completion and supply of asset data sheets for all new or modified asset components (to be provided by the client).
- Any special maintenance requirements to be scheduled and supplied.

TRANSPORT ASSETS CONDITIONS

Note that a traffic review is being undertaken in light of concerns raised by Transit NZ. While preliminary findings would support the proposal, the final review may require amendments to the conditions below.

Please contact the Transportation Engineer on 836-8000 (extension 8740) to book an inspection.

- (TA1) Before commencement of work, obtain the approval of Council to engineering plans and specifications prepared in accordance with Council's "Code of Practice for City Infrastructure and Land Development" detailing the nature and extent of any proposed work; and pay the Engineering Approval Fee. This is to include any alteration to Royal Road at the intersection.
- (TA2) Before commencement of work, pay the Works Supervision Fee for the Transport Assets component. Additional work supervision fees may be required over and above the deposit paid by the applicant, and will be based at a \$ per hour rate.
- (TA3) Design, form and completely construct the proposed new roads in accordance to the Code of Practice for City Infrastructure and Land Development to the satisfaction of the Council. Notes:
 - a. Street tree planting shall be carried out (subject to prior approval of a plan showing the location and the species to be used) to the satisfaction of the Service Manager: Parks Green Assets.
 - b. Footpaths shall be provided full length on both sides of the road.
- (TA4) Ensure, where practicable, that not less than a 150mm deep layer of topsoil free of deleterious material is replaced on the road berms to the satisfaction of the Council.
- (TA5) Install the reticulation of electric power and telephone services through the roads, by underground methods and design and provide each street light and standard necessary at the discretion of Council to serve the subdivision; and provide to the Council satisfactory confirmation that the completed installation has been installed in compliance with the requirements of the Utility Network Operators (including the requirements of the Operator of the network to which the subdivision network is to be connected). Note: The positioning of the streetlights shall take into consideration the location of street tree planting.
- (TA 6) Provide to Council prior to the release of the 224 Certificate, all RAMM as built data and as built plans of the new roads formed (electronic and compatible with Waitakere City Council GIS system). This will be inclusive of kerb lines, cesspits, street lighting, footpaths, parking bays, intersection control devices, signs, street furniture, landscaping, vehicle crossings, and property boundaries.
- (TA7) The roads vested to Council shall be designated as a Local Road, except Road 1 and possibly Road 2, which may be designated as Collector Roads

SHARED DRIVEWAY & ON-SITE PARKING CONDITIONS

Please contact the Field Advisor on 836 8000 extension 8725 to book an inspection (At least 48 hours prior to the inspection being required).

- (SD1) Form the shared driveways over Lots 134 - 139 and construct thereon carriageways and storm water control in accordance to the Code of Practice for City Infrastructure and Land Development and to the satisfaction of the Council. Notes:
 - a. The construction shall include the vehicle crossings using standard detail SD 3.10 Residential Vehicle Crossing (Kerbed Roads).

- b. Inspection of the boxing prior to concrete pouring (or the sub-grade prior to pavement construction) is required. Contact 836-8000 ext. 8725, at least 48 hours prior to the inspection being required.
- c. Ensure that the long section of the shared driveways and the vehicle crossings complies with Council's "Code of Practice for City Infrastructure and Land Development" standard detail SD 3.15 Maximum Vehicle Crossing Profile.
- d. All bends shall have a minimum inside turning radius of not less than 6.5m.
- e. The minimum width of the carriageway on the private way is specified in Councils District Plan and the construction details are given in Councils "Code of Practice for City Infrastructure & Land Development."
- f. Notes: Provide a carriageway width for
 - i. 1-2 lots, 2.5m wide with 0.7m services strip
 - ii. 3-5 lots, 2.7m with and 1.3m services strip
 - iii. 6-10 lots, 3.5m with and 1.5m services strip, with a passing bay at the road entrance and every 50m thereafter.All to be to the satisfaction of Council.
Ensure hard stand areas for solid waste bins complies with Council's "Code of Practice for City Infrastructure & Land Development" standard detail SD 3.7 Urban Private Way Details.

(SD2) Form and construct vehicle crossings for Lots 4, 44 and 76 and for which a vehicle crossing detail form needs to be completed and returned to Council. Note;

Section 3 (Transportation) of Councils Code of Practice requires the crossing to be as specified by SD 3.10 or SD 3.14 and the vehicle crossing profile specified by SD 3.15, or any standard specifically approved by Transport Assets.

GEOTECHNICAL CONDITIONS

- (GT1) Earthworks shall be undertaken in accordance with NZS4404:1981 and NZS4431:1989 and the Council provided with a Geotechnical Completion Report which shall advise on the slope stability safety factors achieved, deal with the presence of expansive soils and any areas of weaker soils and make foundation treatment recommendations.
- (GT2) Further conditions may be applied by consent notice on receipt of the geotechnical completion report.
- (GT3) Retaining walls built as part of the earthworks shall be subject to specific design by an experienced geotechnical engineer familiar with the report of Jackson Clapperton, ref 2247, June 2004.

LEGAL DOCUMENTATION

These conditions will be signed off by Consent Services.

- (LD1) A consent notice pursuant to section 221 of the Resource Management Act 1991 shall be registered against the certificates of title of Lots 38 and 134 advising that no earthworks are to be undertaken without prior consultation with Transpower to ensure any proposed works will not undermine the pylon within the access lot (Lot 134). The owners of these lots shall also consult Transpower before undertaking any tree planting under or near the power lines

- (LD2) A consent notice pursuant to section 221 of the Resource Management Act 1991 shall be registered against the certificates of title of Lots 24, 29, 30 and 37 advising that no buildings shall be constructed below the high tension lines without prior consultation with Transpower to ensure any proposed buildings meet the required safety distances from those lines. The owners of these lots shall also consult Transpower before undertaking any tree planting under or near the power lines
- (LD3) In accordance with section 108(2)(b) a bond shall be required prior to the release by Parks of the Section 224(c) compliance certificate for any uncompleted works or maintenance required to ensure the performance of conditions (PK1), (PK6), (PK7), (PK8), (PK9) and (PK10). The liability of the holder of the resource consent shall not be limited to the amount of the bond. The amount of the bond may be varied or cancelled or renewed at any time by agreement between the holder and the consent authority.
- (LD4) The Consent Notice required by Condition (EW 3), (EW 5)i, (EW 6)i, (GT 2), (LD 1) and (LD 2) above will be prepared by the City Solicitor at the applicants cost when the following information has been received:
- a. All necessary technical information;
 - b. A copy of the Land Transfer plan showing the Deposited Plan and Certificate(s) of Title numbers allocated by Land Information New Zealand; and
 - c. The name and address of the solicitor acting for the owner.
- (LD5) The easements in gross required by Condition 2:(b), (c) and (EW 6) above, will be prepared by the City Solicitor at the applicants cost when the following information has been received:
- a. A copy of the Land Transfer plan showing the Deposited Plan and Certificate(s) of Title numbers allocated by Land Information New Zealand, and
 - b. The name and address of the solicitor acting for the owner.
- (LD6) The fencing agreement and covenant required by Condition (PK 2) above, will be prepared by the City Solicitor at the applicants cost when the following information has been received:
- a. A copy of the Land Transfer plan showing the Deposited Plan and Certificate(s) of Title numbers allocated by Land Information New Zealand; and
 - b. The name and address of the solicitor acting for the owner.
- (LD7) Where any condition imposed upon this consent to subdivision is to be complied with on an ongoing basis by the subdividing owner and subsequent owners after the deposit of a survey plan (not being a condition in respect of which a Bond is required to be entered into by the subdividing owner of a completion certificate is capable of being or has been issued) the subdividing owner shall pay the Council's Solicitors legal costs and disbursements relating to the preparation and registration of a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, and shall do all acts and things necessary to enable registration of such Notice to be completed.

FEES, BONDS & CONTRIBUTIONS

Invoices will be prepared by Consent Services. If paying by personal/company cheque the standard 5 days clearance will apply. If you require the 224C certificate immediately, you must provide a bank cheque.

- (FC1) Pay to Council any engineering, works supervision, monitoring, 224(c) processing and administrative fees as incurred which will be charged at Councils advertised schedule of fees.
- (FC2) Pay to Council a street damage bond of \$1000 prior to the commencement of work. This bond shall be refunded in full after inspection by Councils Construction Supervisor confirms that the conditions of the Street Damage Deposit Application have been met. The inspection is to take place once all work is complete.
- (FC3) Pay a 2½% maintenance deposit (minimum \$500.00) on the value of works being taken over by Council, which is refundable upon final acceptance of the works at the end of the maintenance period.
- (FC4) Pay to the Council pursuant to Section 407 of the Act the sum of \$35,575.24 (incl. GST at 12.5%) towards the cost of upgrading the sanitary sewer reticulation (main system improvements) necessary to serve the subdivision. (\$280.12 per additional Lot).
- (FC5) Pay to the Council pursuant to Section 407 of the Act the sum of \$144,122.14 (incl. GST at 12.5%) towards the cost of upgrading the stormwater drainage system (Manutewhau Stream, Massey West Catchment main system improvements) necessary to serve the subdivision. (\$1,134.82 per additional Lot).
- (FC6) Council will contribute towards the cost of constructing the Stormwater Quality Treatment Devices required to serve the upstream catchment. The contribution amount shall be agreed to by both Waitakere City Council and the applicant at the stage of Engineering Approval. (See EW 7)
 - i. This amount is payable at the stage of 224c and shall be requested in writing by the applicant.
- (FC7) Pay to the Council a financial contribution equal to 6% (plus GST at 12½%) of Quotable Value market values to be obtained for Lots 1 - 127 as of the date of issue of this subdivision consent for reserve purposes pursuant to Section 407 of the Act for the allotments shown on the plan, such amount being reducible by a credit for the value of Lot 142 and the agreed value of works undertaken on Lots 142 and 144 with the exception of earthworks, top soiling, drainage and grassing. Council will obtain the valuation from Quotable Value New Zealand Limited (QV) at the time an application is made for survey plan approval under section 223 of the Resource Management Act. Pay also QV costs for obtaining the valuation, which will be invoiced by Council.

GENERAL

These conditions are to be signed off by Consent Services, fees will be charged on an hourly basis.

- (GL1) Satisfy all requirements of the Inland Revenue Department in respect of Goods and Services Tax including any requirements that may be made in respect of proposed public services and land to vest in and be transferred to the Council.
- (GL2) Advise Council the name of the Consultant and/or person/s who will be the developers representative fulfilling engineering responsibilities as detailed in section 1.4.1 of Councils Code of Practice for City Infrastructure and Land Development.

- (GL3) Obtain the reticulation of electric power to Lots 29 - 37, 39, 40, 44, 51, 52, 71 - 73, 76, 79 - 84 and 116 - 125 by underground methods and provide to the Council satisfactory confirmation that the completed installation has been installed in compliance with the requirements of the Electrical Network Operator (including the requirements of the Operator of the network to which the subdivision network is to be connected).
- (GL4) Obtain the reticulation of telephone services to 29 - 37, 39, 40, 44, 51, 52, 71 - 73, 76, 79 - 84 and 116 - 125 by underground methods and provide to the Council satisfactory confirmation that the completed installation has been installed in compliance with the requirements of the Network Operator.
- (GL5) Provide confirmation that the relevant network utility operators are satisfied with the electric power and telephone availability to all other residential allotments; or, if necessary, carry out any remedial work required.
- (GL6) Either remove the building straddling Lots 29 - 31 or relocate it to a complying position to the satisfaction of the Council.
- (GL7) Before commencement of any works, adequate sediment and erosion measures shall be constructed and maintained in accordance with the conditions of the Land Use Consent above.
- (GL8) Pursuant to Section 125 of the Resource Management Act 1991, this consent shall lapse after a period of three years after the commencement of the consent

Note: The above time frame would be extended by the application and approval of the survey plan pursuant to Section 223 of the Act. However, work required for the completion of the subdivision that is subject to the land use consent above is subject to the timeframe specified in that consent. Should that time period lapse/expire prior to the completion of such works, then a new consent will be required before such work may (re)commence".

Report prepared by: Chris Gorman, Resource Planner: Subdivisions.

